

WARRANTY DEED
Joint Tenancy

008836

KNOW ALL MEN BY THESE PRESENTS,

NO TRANSFER
TAX PAID

That, MARIA VIRGINIA CURTIS, of Fairfield, in the County of Somerset, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by ROGER L. DROUIN and DOROTHY A. DROUIN, husband and wife, both of Belgrade, in the County of Kennebec, and State of Maine, and whose mailing address is P.O. Box 63, Belgrade, Maine 04917, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said ROGER L. DROUIN and DOROTHY A. DROUIN, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in said Waterville, bounded and described as follows, to wit:

Beginning at a point in the northerly line of Spruce Street at the southeast corner of land now or formerly of David Goodenough; thence running easterly on said Spruce Street fifty feet (50'); thence running northerly at right angles with the northerly line of Spruce Street to land now or formerly of M. Frye; thence running westerly on land of the said Frye fifty feet (50') to land of said Goodenough; thence running southerly on land of said Goodenough to the place of beginning, being lot numbered 31 on said Spruce Street.

Being the same premises conveyed to Maria Virginia Curtis by Deed of Distribution by Personal Representative from Maria Virginia Curtis as Personal Representative of the estate of James R. Carey, dated May 12, 1988, and recorded concurrent herewith.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROGER L. DROUIN and DOROTHY A. DROUIN, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said MARIA VIRGINIA CURTIS joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 12th day of May in the year of our Lord one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg


Maria Virginia Curtis
Maria Virginia Curtis

STATE OF MAINE
KENNEBEC, SS.

Dated: May 12, 1988

Personally appeared the above named MARIA VIRGINIA CURTIS and
acknowledged the foregoing instrument to be her free act and deed.

Before me,


Natalie P. Bragg
Notary Public
Print Name: *Natalie P. Bragg*
My Commission Expires: *3-18-94*

RECEIVED KENNEBEC SS.

1988 MAY 17 AM 9:00

WITNESSES: *James P. Bragg, Notary*
REGISTER OF DEEDS